

Ratliff

RG-41 ff

N 88° 39' 55" E 583

279.18

58803955" W

1.28 AL

S 82° 39' 55" W  
303.82

588° 39' 55" W 583.00'

DESCRIPTION: Lot Three

A part of the North half of the Northwest quarter of section 19, Township 9 North, Range 1 East, Monroe County, Indiana, described as follows; Beginning at a point 475.51 feet South of the Northwest corner of the North half of said Northwest quarter; thence North  $88^{\circ}39'55''$  East for 303.82 feet; thence North for 398.10 feet; thence North  $88^{\circ}39'55''$  East for 279.18 feet; thence South for 448.10 feet; thence South  $88^{\circ}39'55''$  West for 583.00 feet; thence North 50 feet and to the point of beginning, containing in all 3.22 acres, more or less.



RAYMOND GRAHAM  
IN RPE 8409  
3215 North Smith Pike  
Bloomington, Indiana  
47401

EXHIBIT 17

322

122

7.50

6.0.0

148

27

1.28

1.50

2.78

2212

72

72

...and the

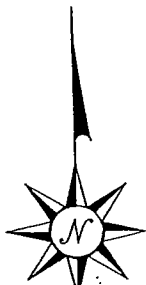
Benton 19-9-18

Section 18, T9N, R1E  
Section 19, T9N, R1E

RECEIVED

SEP 01 2002

MONROE COUNTY PLANNING  
Eldon C. & Eunice Condra  
D. R. 289, Pg. 148  
10.00 AC



Scale: 1" = 150'

- = Set 5/8" Iron Pin  
(30" In Length)
- ▲ = Set 4' Wood Line Stake
- = Found Stone
- x = Calculated Position

**Surveyor's Certification:**

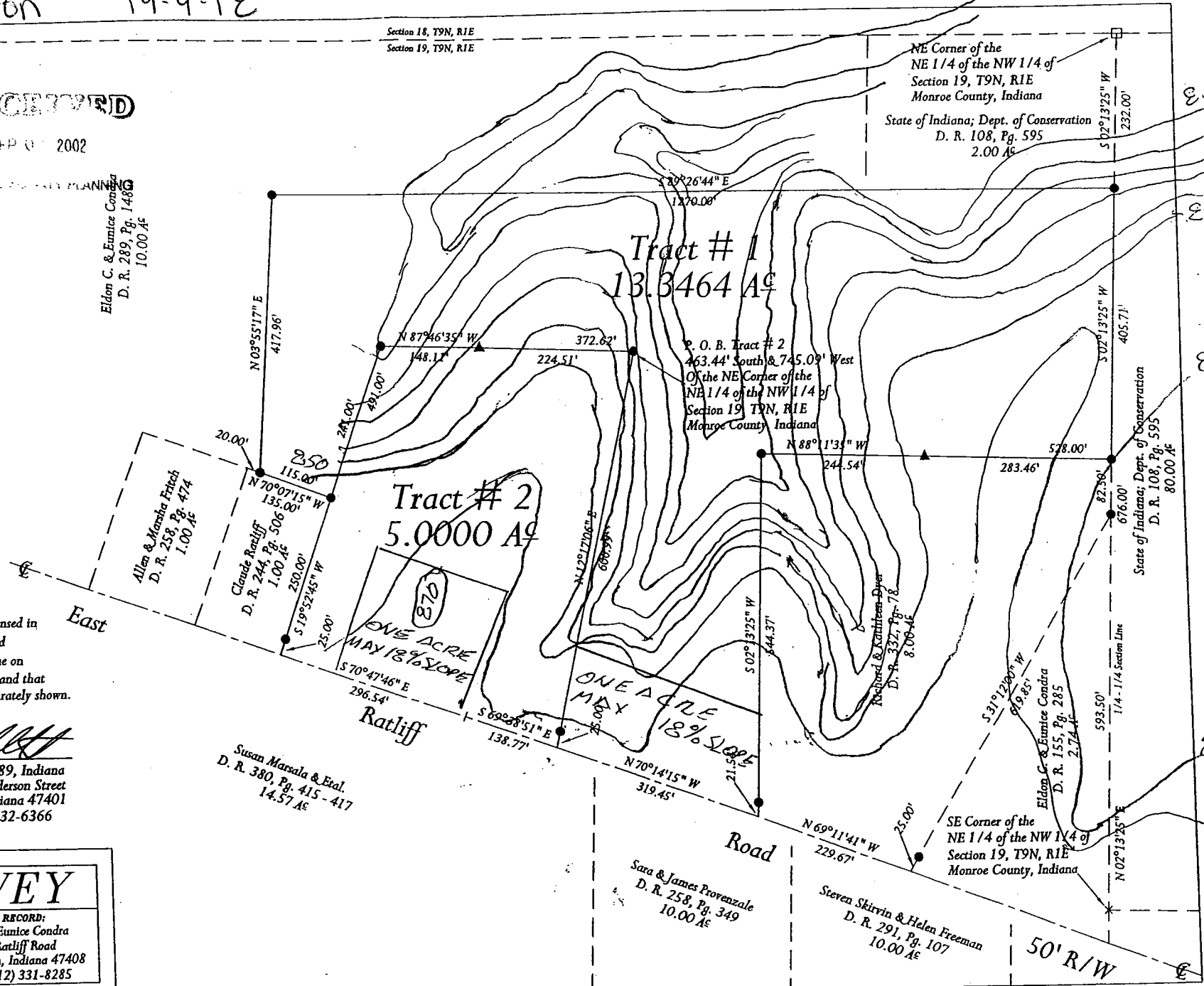
I, Lee Utt, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat and attached descriptions accurately represents a survey completed by me on July 22, 2002; that all monuments shown thereon actually exist; and that their location, size and type are, to the best of my knowledge, accurately shown.



*Lee Utt*  
Lee Utt, R. L. S. #S0089, Indiana  
1604 South Henderson Street  
Bloomington, Indiana 47401  
Phone #: (812) 332-6366  
July 22, 2002

**CONDRA SURVEY**

DRAWN BY: Ken Utley	DATE: 07/22/02	SOURCE OF TITLE: D. R. 186, PG. 243	OWNERS OF RECORD: Eldon C. & Eunice Condra
APPROVED BY: Lee Utt	DATE: 07/22/02	D. R. 289, PG. 534	5115 East Ratliff Road Bloomington, Indiana 47408
SCALE: 1" = 150'	SHEET 1 of 1	PROJECT NAME: CONDRA	Phone #: (812) 331-8285

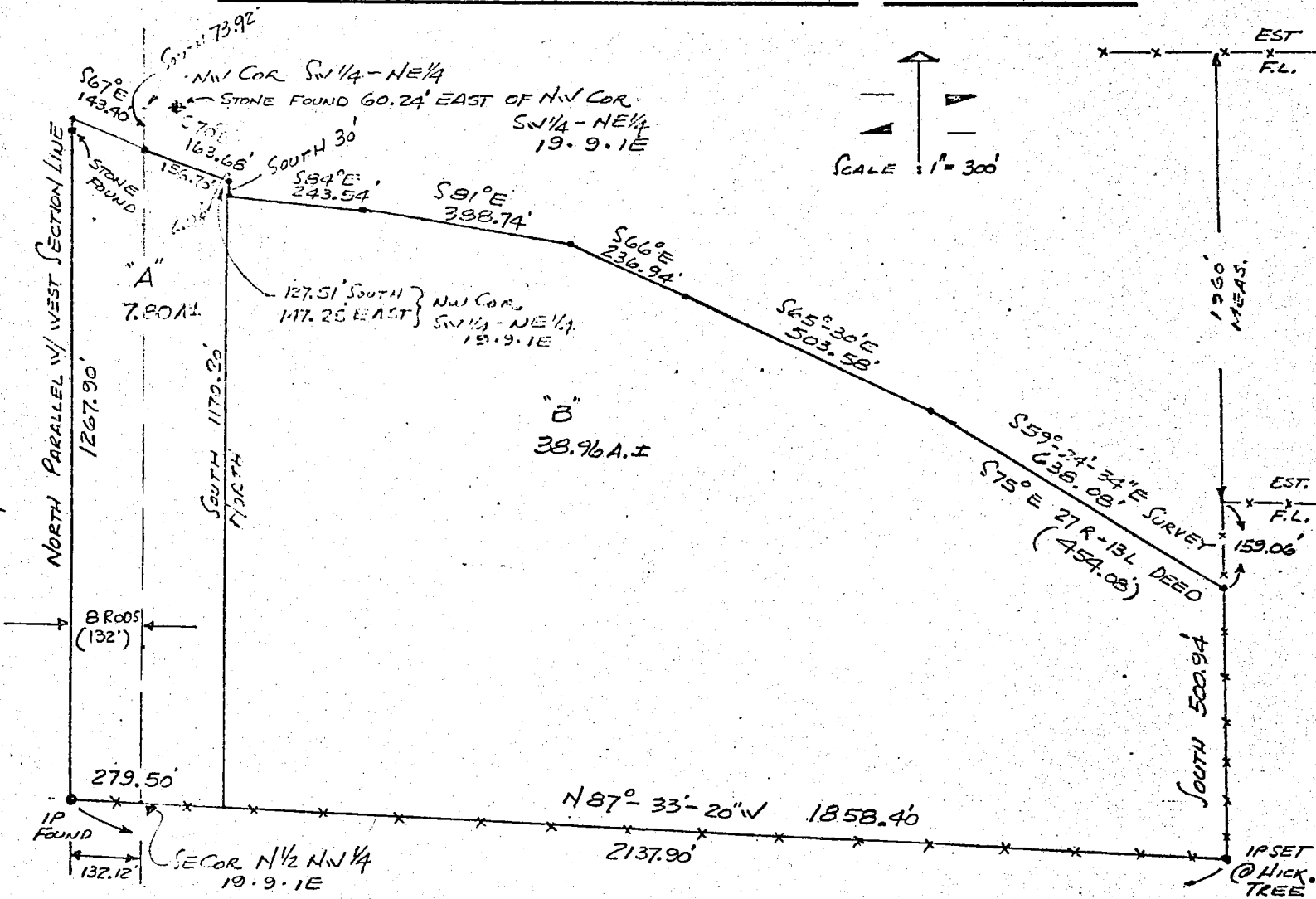


Jones, James Walter + Nettie  
9N-1E BENTON TWP.

Benton Township 3-30-74  
Sec 19

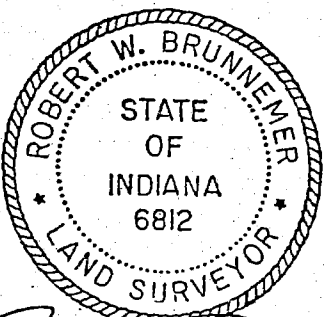
# BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



## SURVEY PLAT

PART OF THE NE 1/4 OF SECTION 19  
PART OF THE NW 1/4 OF SECTION 19  
TOWNSHIP 9 N - RANGE 1 E  
MONROE COUNTY, INDIANA  
MARCH 30, 1974



Benton

19-9-1E

1/2

BENTON TWP.

SEC-19, T9N, R1E

## BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



### TRACT A

A part of the Southeast quarter of the Northwest quarter and a part of the Southwest quarter of the Northeast quarter of Section 19, Township 9 North, Range 1 East, Monroe County, Indiana, described as follows: Beginning at a point that is 73.92 feet South of the Northwest corner of the said Southwest quarter of the Northeast quarter, thence S70°E for a distance of 156.70 feet, thence South for a distance of 1170.20 feet, thence N87°33'-20"W for a distance of 279.50 feet, thence North for a distance of 1267.90 feet, thence S67°E for a distance of 143.40 feet to the place of beginning. Containing 7.80 acres, more or less.

### TRACT B

A part of the Northeast quarter of Section 19, Township 9 North, Range 1 East, Monroe County, Indiana, described as follows: Beginning at a point that is 127.51 feet South and 147.25 feet East of the Northwest corner of the Southwest quarter of said Northeast quarter, thence S70°E for a distance of 6.98 feet, thence South for a distance of 30 feet, thence S84°E for a distance of 243.54 feet, thence S81°E for a distance of 388.74 feet, thence S66°E for a distance of 236.94 feet, thence S65°30'E for a distance of 503.58 feet, thence S59°24'-34"E for a distance of 638.08 feet, thence South for a distance of 500.94 feet, thence N87°33'-20"W for a distance of 1858.40 feet, thence North for a distance of 1170.20 feet to the place of beginning. Containing 38.96 acres, more or less.

Plat and description prepared from a survey  
conducted under the supervision of:

Robert W. Brunner  
Registered Land Surveyor  
Indiana Registry #6812  
March 30, 1974

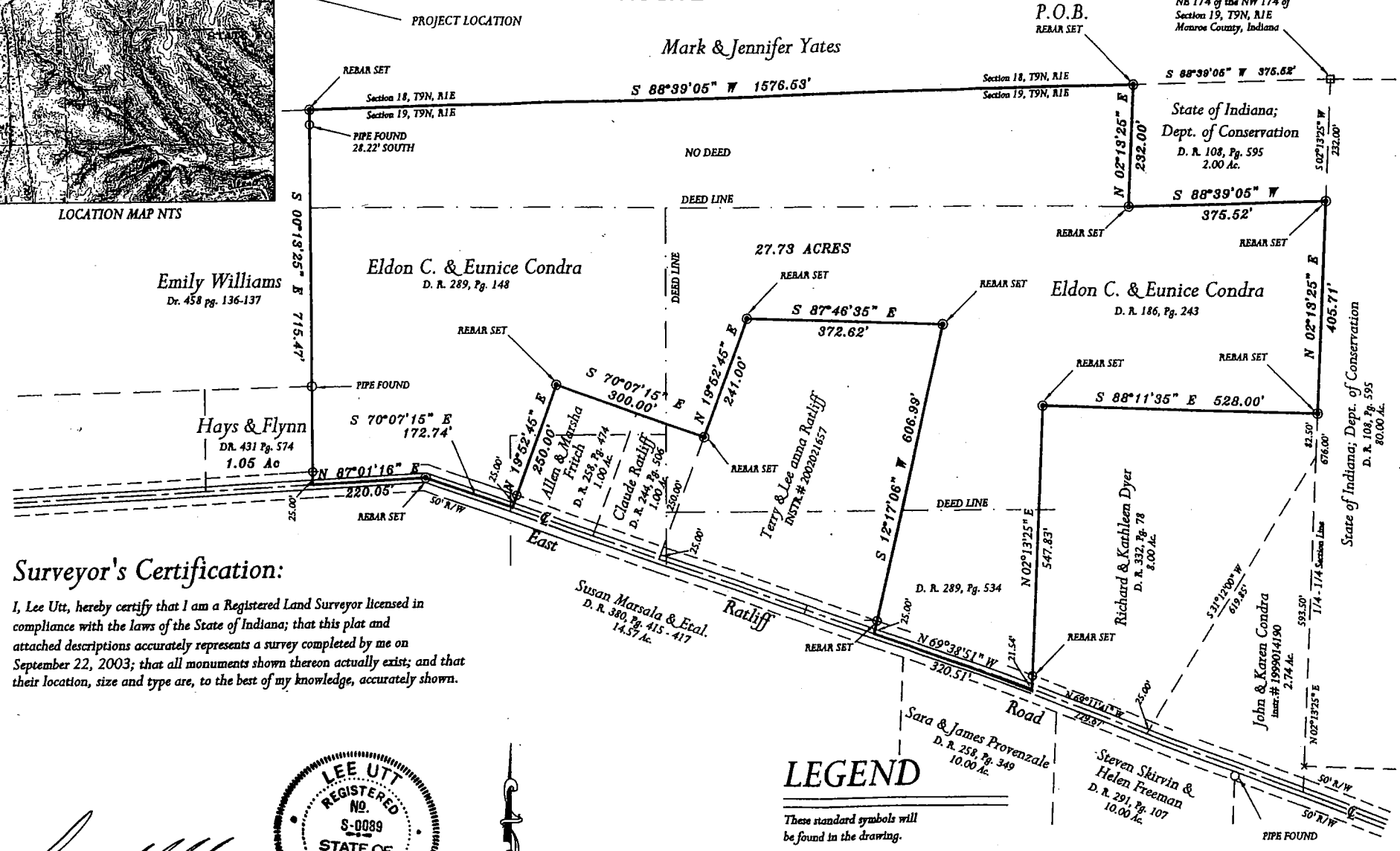


*Benton 19.9.1E*

**A PART OF SECTION 19  
TOWNSHIP 9 NORTH, RANGE 1 EAST  
MONROE COUNTY INDIANA**



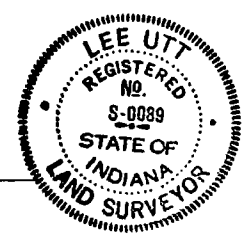
LOCATION MAP NTS



**Surveyor's Certification:**

I, Lee Utt, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat and attached descriptions accurately represents a survey completed by me on September 22, 2003; that all monuments shown thereon actually exist; and that their location, size and type are, to the best of my knowledge, accurately shown.

*Lee Utt*  
Lee Utt, R. L. S. #S0089, Indiana  
1604 South Henderson Street  
Bloomington, Indiana 47401  
Phone #: (812) 332-6366  
Date: September 22, 2003



**LEGEND**

- These standard symbols will be found in the drawing.
- ⊗ REBAR SET
  - PK NAIL SET
  - ✕ RR SPIKE FOUND
  - IRON PIN FOUND
  - TREES
  - WOOD POST FENCE

<b>ELDON &amp; EUNICE CONDR</b>		<b>SURVEYOR:</b> LEE UTT LAND SURVEYING 1604 S. HENDERSON STREET BLOOMINGTON IN. 47401 PHN. (812)332-6366
<b>BOUNDARY SURVEY</b>	<b>SHEET:</b> 1 OF 2	<b>OWNER:</b> ELDON & EUNICE CONDR 5715 E. RATLIFF ROAD BLOOMINGTON, IN. 47408 PHN. (812) 331-8285
<b>DRAWN: ELD</b> <b>DATED: 9/17/03</b>	<b>CHECKED BY:</b> LU	<b>SCALE:</b> 1" = 200'

A PART OF SECTION 19  
TOWNSHIP 9 NORTH, RANGE 1 EAST  
MONROE COUNTY INDIANA

Legal Description:  
Eldon & Eunice Condra

A part of the North one half of the Northwest quarter of Section 19, Township 9 North, Range 1 East, Monroe County, Indiana, bounded and described as follows: Beginning at a set 5/8 inch iron pin on the North line of said Section 19, said point of beginning being South 88 degrees 39 minutes 05 seconds West, 375.52 feet from a found stone marking the Northeast corner of said Northwest quarter; thence from said point of beginning and with said North line and running South 88 degrees 39 minutes 05 seconds West for 1576.53 feet and to a set 5/8 inch iron pin; thence South 00 degrees 13 minutes 25 seconds East for 715.47 feet and to the centerline of Ratliff Road, passing a found iron pipe at 28.22 feet and at 526.92 feet and a set 5/8 inch iron pin at 702.97 feet; thence with the centerline of Ratliff Road and running North 87 degrees 01 minutes 16 seconds East for 220.05 feet; and to a set 5/8 inch iron pin; thence continuing with the centerline of said Ratliff Road and running South 70 degrees 07 minutes 15 seconds East for 172.74 feet; thence leaving the centerline of said road and running North 19 degrees 52 minutes 45 seconds East for 250.00 feet and to a set 5/8 inch iron pin, passing a set 5/8 inch iron pin at 25.00 feet; thence South 70 degrees 07 minutes 15 seconds East for 300.00 feet and to a set 5/8 inch iron pin; thence North 19 degrees 52 minutes 45 seconds East for 241.00 feet and to a set 5/8 inch iron pin; thence South 87 degrees 46 minutes 35 seconds East for 372.62 feet and to a set 5/8 inch iron pin; thence South 12 degrees 17 minutes 06 seconds West for 606.99 feet and to the centerline of said Ratliff Road passing a 5/8 inch pin at 581.99 feet; thence with the centerline of said road and running South 69 degrees 38 minutes 51 seconds East for 320.52 feet; thence leaving the centerline of said Ratliff Road and running North 02 degrees 13 minutes 25 seconds East for 547.83 feet and to a set 5/8 inch iron pin, passing a set 5/8 inch iron pin at 21.54 feet; thence South 88 degrees 11 minutes 35 seconds East for 528.00 feet and to a set 5/8 inch iron pin on the East line of said Northwest quarter; thence with said East line and running North 02 degrees 13 minutes 25 seconds East for 405.71 feet and to a set 5/8 inch iron pin; thence South 88 degrees 39 minutes 05 seconds West for 375.52 feet and to a set 5/8 inch iron pin; thence North 02 degrees 13 minutes 25 seconds East for 232.00 feet and to the point of beginning. Containing 27.73 acres, more or less.

Subject to, all legal easements and rights of way of records.

I, Lee Utt, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat and attached descriptions accurately represents a survey completed by me on September 22, 2003; that all monuments shown thereon actually exist; and that their location, size and type are, to the best of my knowledge, accurately shown.

Lee Utt, R. L. S. # S0089, Indiana  
1604 South Henderson Street  
Bloomington, Indiana 47401  
September 17, 2003



SURVEYOR'S REPORT FOR  
ELDON & EUNICE CONDRA

In accordance with Title 865, Article 1.1, Chapter 12 (formerly Rule 13) Sections 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the location of lines and corners established on this survey as a result of:

- A).(Variances) in the reference monuments
- B).(Discrepancies) in the record description and plats
- C).(Inconsistencies) in lines of occupation and;
- D).(Random Errors) in measurement (theoretical uncertainty)

The theoretical uncertainty (due to random errors in measurement) of the corner of the subject tract established in this survey is within specification for a Class "C" survey (+/- 0.50 feet) as defined in I.A.C. 865.

SUBJECT PROPERTY:

A boundary Survey was performed on (Deed Record 186 Pg. 243 & Deed Record 289 Pg. 147-148 & 534) found in the office of the Monroe County Recorders. This property is located in Section 19, Township 9 North, Range 1 East, Monroe County, Indiana.

REFERENCE MONUMENTS:

This survey was based upon several found monuments, which are detailed as follows:

- 1) A Stone was found at the Northeast Corner of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 9 North, Range 1 East. This stone was accepted and held.
- 2) A pipe was found at the Northwest corner of Deed record 315 Pg. 296. This pipe was accepted and held as said corner and is referenced in a survey by Robert Bunnemer dated March 30, 1974. This pipe was used to assist in the location of the East line of the subject property.
- 3) A pinch pipe was found near the Northeast corner of Deed Record 431 Pg. 574. This pipe was accepted for its alignment only to assist in the establishment of the West line of the subject property.
- 4) A pinch pipe was found near the Northeast corner of Deed Record 458 Pg. 136-137. This pipe was accepted for its alignment only to assist in the establishment of the West line of the subject property
- 5) Parole evidence was used to accept a fence post found at the Northwest corner of said Section 19. A landowner stated that at one time a stone was located at said fence post. The fence post was found to be in agreement with the surrounding monuments and possession lines. This adds a certain amount of uncertainty to this corner.

LINES OF OCCUPATION:

- 1) A partial fence line was found running near the North line of the subject property.
- 2) No line of occupation was found along the East or West property lines of the subject property.
- 3). The centerline of East Ratliff road lies on and along the south line of the subject property. No Uncertainty is associated with this line.

RECORD DESCRIPTIONS:

- 1) The subject tract is a result of a survey to correct the deficiency in title to lands owned by the Eldon & Eunice Condra. The Monroe County Auditor plat indicates the general configuration of the subject tract, however I was unable to find a deed to encompass the subject tract. Extensive research and field investigation has led to the conclusion of the perimeter configuration as evidenced by this survey.

**ELDON & EUNICE CONDRA**

**BOUNDARY SURVEY**

**DRAWN: ELD**  
**DATED: 9/17/03**

**CHECKED BY:**  
**LU**

**SHEET:**  
**2 OF 2**

**SCALE:**  
**1" = 200'**

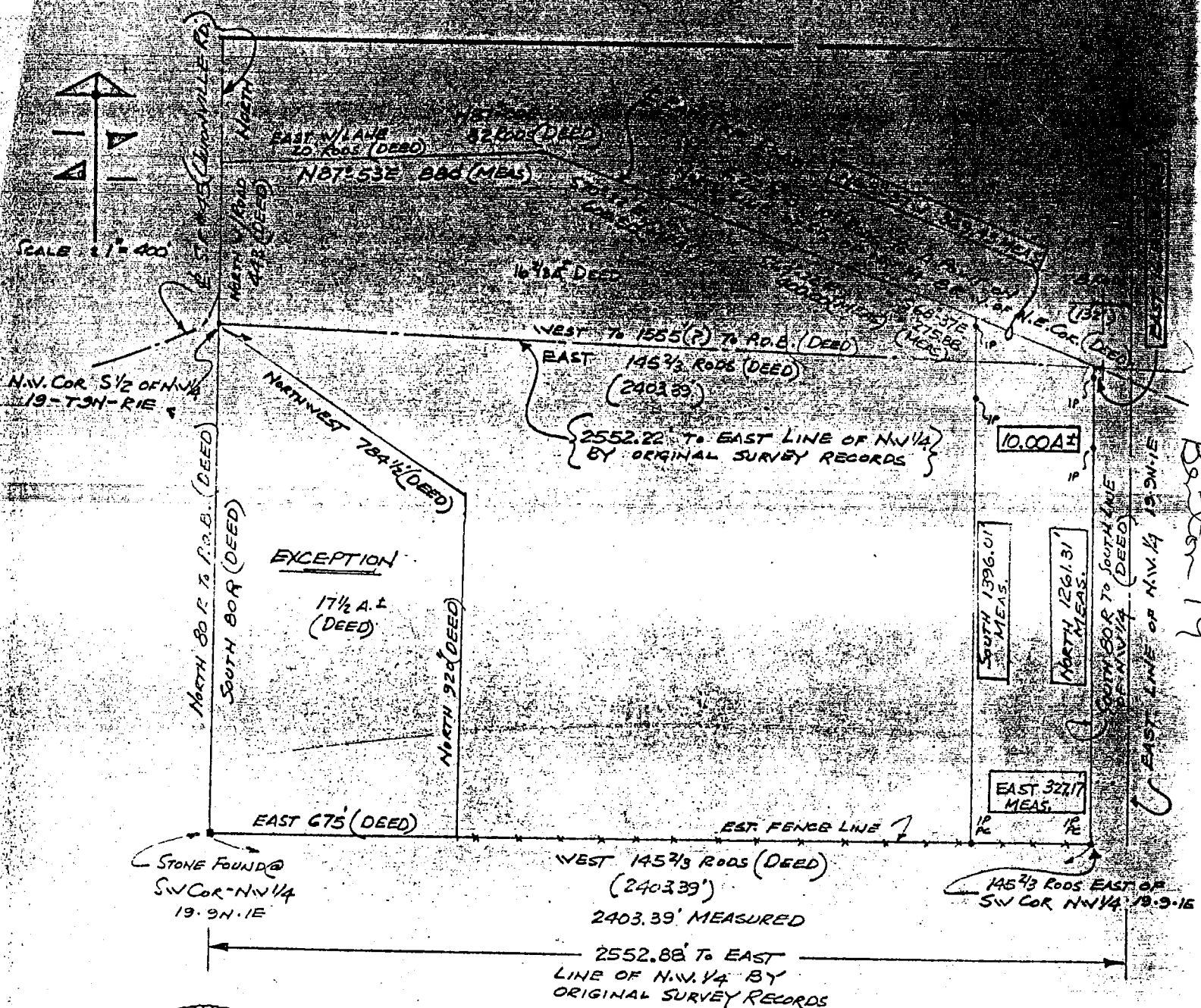
SURVEYOR:

**LEE UTT LAND SURVEYING**  
**1604 S. HENDERSON STREET**  
**BLOOMINGTON IN. 47401**  
**PHN. (812)332-6366**

OWNER:

**ELDON & EUNICE CONDRA**  
**5715 E. RATLIFF ROAD**  
**BLOOMINGTON, IN. 47408**  
**PHN. (812) 331-8285**

**ENGINEERS and SURVEYORS**  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



SURVEY PLAT.  
PART OF N.W. 1/4 OF SECTION 19  
TOWNSHIP 9N - RANGE 1E  
MONROE COUNTY, INDIANA  
JULY 5, 1973

EXHIBIT A